

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 30, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of June 16, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. [The Bridges Unit 6: SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴;](#)
[The Bridges Unit 7: TM 5239RPL⁴, AD 01-001, S01-077; Santa Fe Creek:](#)
[SPA 03-006, San Diequito Community Plan Area \(Stocks\) \(Continued from](#)
[the hearing of June 2, 2006\)](#)

This project is comprised of the following three components: **(1)** A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space to residential use (5 estate units) and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement; **(2)** Unit 7: A request to subdivide 83.5 acres into 29 residential lots. This component

involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and **(3) Santa Fe Creek:** A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1 to 5 located along the west boundary of the Specific Plan in order to accommodate the program to expand The Bridges Golf Course driving range. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of, and adjacent to, Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

2. **[Country Creek RV Resort Park; Administrative Appeal \(AA\) 06-001, Lakeside Community Planning Area \(Brown\)](#)**

This is an Appeal of the Director's Decision dated April 26, 2006, which determined that the non-conforming use known as the "Country Creek Recreational Vehicle Resort" (hereafter, the "Resort") has been unlawfully modified. The unlawful modifications include the following: (1) converting from an overall total of 127 spaces to 129; (2) converting one of the spaces to the Resort manager's office with permanently installed utilities; (3) converting all of the remaining 128 spaces to Full Hook-up services whereas only 58 Full Hook-up spaces are authorized; and (4) changes in other facilities. By converting Tent spaces and Partial hook-up spaces to Full Hook-up spaces, the modification has had the effect of denying public recreational use of the spaces which were intended for temporary, camping-type use. The modification has also changed the nature of the overall use, from recreational and transient occupancy, to a mobilehome park with more permanent residency.

3. **[GPA 06-002: Item A – Viejas Hills Partnership LLC; Viejas Hills, GPA 05-009, SP 02-002, R05-020, TM 5345RPL⁵; Item B – Larry Van Wey; The Oaks, GPA 99-001, R99-001, TM 5174RPL⁴, P99-012 \(Stocks\)](#)**

DESCRIPTION: This is a proposal to amend the San Diego County General Plan Regional Land Use Element. It represents the third such amendment to be considered by the County in 2006. It consists of the following two Items:

Item A – This is a request to change the existing Environmentally Constrained Area (ECA) Regional Category and the (23) National Forest Land Use Designation (1 dwelling unit per 40 acres) for an approximately 4-acre area located in Alpine to the Country Residential Development Area (CRDA) Regional Category and the (1) Residential Land Use Designation (1 dwelling unit per 1, 2 or 4 acres). This GPA is linked to the following proposed implementation actions: A Specific Plan that proposes the development of 27 residential lots with a minimum lot area of 1 acre; a Rezone that will implement the proposed GPA by

changing the Density Designator from 1 dwelling unit per 40 acres to 1 dwelling unit per 1 acre and the minimum lot size from 40 acres to 1 acre; and a Tentative Map that proposes to subdivide the total 181.7-acre project area into 27 residential lots plus a number of other open space lots. The project site is northeasterly of the intersection of E. Victoria Drive and Otto Avenue in Alpine.

Item B – This is a request to change the existing (1) Residential Land Use Designation (1 dwelling unit per 1, 2 or 4 acres) to (3) Residential (2 dwelling units per acre) for two non-contiguous parcels. This GPA is linked to the following proposed implementation actions: Parcel #1 includes a Rezone proposing to change the Use Regulations from A70 to RS and the Minimum Lot Area Designator from “1 acre” to “.37 acre”, a Tentative Map that proposes to subdivide the total 6.28-acre project area into 11 single detached residential lots, and a Major Use Permit for a Planned Residential Development; Parcel #2 includes a Rezone proposing to change the Use Regulations from A70 to RR2 and the Minimum Lot Area Designator from “1 acre” to “0.5” acre. Both parcels are located in Hidden Meadows. Parcel #1 is at the northeast corner of Meadow Glen Way East and Oak Ranch Road and Parcel #2 is located approximately 0.15 mile north of the same intersection on Oak Ranch Road.

Administrative Items

- E. Report on actions of Planning Commission’s Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

Department Report

H. Scheduled Meetings.

July 14, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 28, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 11, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 25, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 8, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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September 22, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 6, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 20, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 3, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 17, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.